

04079/21

I-4124/2021



पश्चिमबंगाल पश्चिम बंगाल WEST BENGAL

AC 806956

Certificate that the document is submitted
registered. The signature is
endorsement of the
document on the

District Sub-Registrar - II
Alipore, South 24 Parganas

23 APR 2021

GENERAL POWER OF ATTORNEY AFTER REGISTERED

DEVELOPMENT AGREEMENT :-

KNOW ALL MEN BY THESE PRESENCE THAT I,
SRI SOUMEN GHOSH, Son of Late Nilmony Ghosh, having PAN
AODPG8877N, Aadhar No.9107 3292 5735, by Faith- Hindu, by
Nationality- Indian, by Occupation- Business, residing at V-1/3,
Kamdahari, P.O.- Garia, Police Station- Bansdrani, Kolkata-700084,
do hereby state as follows :-

19 APR 2021

4486

Date: _____
Paid to: Soumen Ghosh.
V-1/3, Kamdahan
Rupees: 50.00 UR-89.

SD
Samiran Das
Stamp Vendor
Alipore Police Court
South 24 Pgs., Kln



District Sub-Registrar-II
Alipore, South 24 Parganas

23 APR 2021

Bhaskar Mondal
Asst.
S/O. Nilkhal Majumdar
Alipore Police Court
P.O. S.P.S. - Alipore
UR-27

- :: (2) :: -

WHEREAS I are the absolute lawful owners of **ALL THAT** piece and parcel of land measuring more or less **06(Six) Cottahs 00(Zero) Chittak 06(Six) Sq.ft.** together with tile shed structure, measuring more or less 300 Sq.ft., lying and situated at **Mouza-Kamdahari, J.L.No.49, Touzi No.14, Pargana-Magura, R.S.No.200, comprised in Dag No.483, Khatin No.772, being KMC Premises No.176, Gostatala, P.S.Regent Park now Bansdrone, Kolkata-700084, Ward No.111, within the limits of Kolkata Municipal Corporation, A.D.S.R. at Alipore, District- South 24 Parganas.**

AND WHEREAS We have entered into a Development Agreement which is executed and registered on 23/04/2021, with **M/S. MA MONOSA CONSTRUCTION**, a Proprietorship Firm, having its office at V-23/17, Vivenkananda Park, P.O.- Garia, P.S.- Bansdrone, Kolkata-700084, represented by its sole Proprietor namely **SRI SIMANTA SAHA**, son of Sri Badal Prasad Saha, having PAN No.CFJPS 0774 P, by Faith- Hindu, by Occupation - Business, by Nationality - Indian, residing at T/98, Kamdahari Subhash Pally, P.O.Garia, P.S-Bansdrone, Kolkata-700084, which was duly registered in the office of D.S.R.-II at Alipore and recorded in Book No.I, Being No. 04113, for the year 2021 and the Executant hereto thus became entitled to the absolute sixteen annas owner of the schedule property and the Executant has been enjoying all rights, title and interest free from all sorts of encumbrances.

AND WHEREAS due to my personal difficulties and inconvenience and also not in a position to look after, manage, control, supervise,

B
S
A
P.C



District sub-Registrar-II
Alipore, South 24 Parganas
23 APR 2021

- :: (3) :: -

maintain my aforesaid property which has been mentioned and written in the Schedule below hence it has become expedient and necessary for me to appoint and engage an **ATTORNEY** in connection with the Schedule mentioned property, who will property look after, manage, control, appoint, nominate and constitute **SRI SIMANTA SAHA**, son of Sri Badal Prasad Saha, having PAN No.CFJPS 0774 P, by Faith-Hindu, by Occupation - Business, by Nationality - Indian, residing at T/98, Kamdahari Subhash Pally, P.O.Garia, P.S-Bansdrani, Kolkata-700084, being the Proprietor of **M/S. MA MONOSA CONSTRUCTION**, a Proprietorship Firm, having its office at V-23/17, Vivenkananda Park, P.O.- Garia, P.S.-Bansdrani, Kolkata-700084, as my true and lawful attorney to do the following acts, deeds, things and matter on my behalf in connection with the Schedule below "A" property, as described above i.e.interalia to say :-

- 1) To lookafter, manage and control, maintain and supervise the aforesaid schedule below "A" property as mentioned hereunder and hereinafter reffered to as the said property on my behalf.
- 2) To represent me before all the office/offices concerned and also befoe the Kolkata Municipal Corporation and to sign all papers, forms, applications and documents on my behalf for mutation of my name in respect of the relevant papers to the Kolkata Municipal Corporation and to appear in all hearing before the authorities of the Kolkata Municipal Corporation. for such



District sub-Registrar II

Alipore South 24 Parganas

23 APR 2021

- :: (4) :: -

mutation, dealing objections and/or appeals on my behalf against the excess valuation assessed by the Kolkata Municipal Corporation and also to prefer appeal before the appropriate authorities and represent me at the time of hearing of such objection of appeal on my behalf and also to sign building plan or plans thereof.

- 3) To prepare and sign and/or submit proposed building plan or any revision plan or altered building plan by the said Attorney on my behalf in respect of my proposed plan upon the said property for residential purpose and others purposes and obtain such sanction plan thereof from the Kolkata Municipal Corporation.
- 4) To prepare and sign and/or submit the plan or any revision plan or altered building plan by the said Attorney on my behalf in respect of my said Premises.
- 5) To apply and sign for and obtain all necessary sanction clearance, in respect of the said Premises and on my behalf.
- 6) To appear for and represent me before any competent authority, tribunal authority, arbitrator or revenue, administration Civil and Criminal, Jurisdiction relating to any matters concerning the said property as mentioned and written in the Schedule below on my behalf.



District Sub-Registrar

Palani South 24 Palani

23 APR 2021

- :: (5) :: -

- 7) To institute any case or defend any suit, proceedings, appeals, revision, injunction, caveat, proceedings, enquiry, claims etc. relating to the said property on my behalf.
- 8) To appoint and/or engage any legal practitioner, Solicitors, Auditor, Valuer, Assessor, Arbitrators and/or any Advocate or Advocates other person or persons and to sign, execute and deliver all vakalatnamas, Ekrarnamas, show causes petition etc. for the aforesaid purposes on my behalf.
- 9) To sign, execute, submit or deliver all complaints, written statement objection, memorandum of appeal, applications, revision, injunction, petitions, and all other appeals and papers, documents and exhibits for the aforesaid purposes on my behalf and my attorney will be informed me time to time progress of the development work of my aforesaid premises and developer also provide a xerox copy of the agreement for sale.
- 10) To appear and sign to represent me before all the West Bengal Govt. Office or Offices concerned and /or central Govt. Office, Thika Tenancy Office or Offices and all other offices concerned for smooth management of my said property as stated and written in the Schedule hereunder on my behalf.
- 11) To apply and sign for and to pay all rates, taxes, and revenues, charges, expenses outgoings payable for and on account of the said property or any part thereof and similarly to receive any such money and discharge receipt as income, rents, awards, compensations etc. receivable for and of account of the said



District sub-Registrar-II

Allipore, South 24 Parganas

2-3 APR 2021

- :: (6) :: -

property as mentioned and written in the Schedule below.

- 12) *To apply and sign for and obtain electricity, gas, water, sewerage/drainage or any other civil commotion/amenities, telephone and other utilities in the said property and/or make alterations thereof and to close down or to disconnect the same on my behalf to the authority of W.B.S.E.D.C.L, K.M.C. as well as any competent authority.*
- 13) *To sign and execute or enter into an agreement for sale of the flats and Car Parking space/s or spaces from Developer's Allocation upon received of the earnest money from the intending buyer or buyers all other deeds, instruments, assurances, which will be necessary and to enter into and/or agree to such covenants and documents conditions as may be required for fully and effectually conveyance several properties upon the said premises on my behalf.*
- 14) *To execute and make any Deed of Conveyance or Conveyances, Agreement For Sale, or other documets as well as any kind of Declrarion, Deed of Lease, any type of Declaration to KMC, Deed of Gift or Splayed Corner in favour of KMC which may required, 1st Class Magistrate Affidavit and/ or other documents for registration when to be executed by my said Attorney and to admit, execution and registration thereof before the registering authority or*



District sub-Registrar-II

Alipore, South 24 Parganas

23 APR 2021

- :: (7) :: -

authorities concerned such as Additional Registrar of Assurance Kolkata, District Sub-Registrar-I, at Alipore, District Sub-Registrar-II, at Alipore, District Sub-Registrar-III, at Alipore, District Sub-Registrar-IV, at Alipore, District Sub-Registrar-V, at Alipore, A.D.S.R. at Alipore or like any such other registering office or offices concerned on my behalf, in my name, and to make and present any mutation of B.L. & L.R.O. as well as conversion of Classification in respect of the schedule landed property on behalf of me.

- 15) To construct a G+IV storied building over the Schedule landed property at its costs, expenses and efforts in terms of the sanctioned building plan to be sanctioned by the Kolkata Municipal Corporation on behalf of my.
- 16) To obtain my signature or signatures into the relevant documents, papers regarding to the Deed of Conveyance prior and/ or in future for handing over the lawful physical possession of the Owners' allocation whenever necessary.
- 17) To make any kind of agreement or agreements with any purchaser or purchasers in respect of the Developer's Allocation on my behalf and to register the Deed of conveyance in respect of the Developer's Allocation on my behalf in favour of such intending purchaser or Purchasers, name or names and to received consideration money partly or fully under allocation of the Developer's and the same



Registrar Sub-Registrar
Alipore, South 24 Parganas
23 APR 2021

- :: (8) :: -

shall be deposited into Developer's Bank Account.

- 18) To book the unit/flat of the said proposed building under Developer's Allocation on my behalf and in that regard the attorney shall be entitled to enter into an agreement for sale in any manner whatsoever save and except of Owner's Allocation and Developer shall deposited the booking amount in to the Developer's Account.
- 19) To sign all the receipt or receipts which to be registered by my said Attorney in favour of the intending purchaser or purchasers in respect of the Developer's Allocation and also to hand over the same to such intending purchaser or purchasers on my behalf.

AND GENERALLY to do all other acts, deeds, things and matters as may be necessary from time to time my said Attorney in his absolute discretion and sign, which he may deem fit and proper, think necessary to do so or perform for the aforesaid property purposes.

AND We do hereby agree and undertakes to ratify and confirm all such acts, deeds and things which my said Attorney shall lawfully do execute and caused to be done, performed by virtue of this General Power Attorney.

-::: **THE SCHEDULE "A" ABOVE REFERRED TO** :::-

(Description of the Land)

ALL THAT piece and parcel of land measuring more or less **06(Six) Cottahs 00(Zero) Chittak 06(Six) Sq.ft.** together with tile shed structure, measuring more or less 300 Sq.ft., lying and situated at **Mouza-Kamdahari, J.L.No.49, Touzi No.14, Pargana-Magura,**



District sub-Registrar-II

জি.পি.এ. ব্যাংক ৭৬ ডাঙ্গা

২৩ APR 2021

- :: (9) :: -

R.S.No.200, comprised in Dag No.483, Khatin No.772, being KMC Premises No.176, Gostatala, P.S.Regent Park now Bansdroni, Kolkata-700084, Ward No.111, within the limits of Kolkata Municipal Corporation, A.D.S.R. at Alipore, District- South 24 Parganas, and the same is butted and bounded in the manner follows :-

- ON THE NORTH** : By Land under Dag No.483.
ON THE SOUTH : By 25'feet wide Brahmapur Road.
ON THE EAST : By Land under Dag No.484.
ON THE WEST : 12'ft. wide Common Passage.

-: THE SCHEDULE "B" ABOVE REFERRED TO :-

(Owner's Allocation)

Owners Allocation shall mean 50% F.A.R. of the proposed G+IV storied building out of which Two Flats on the First Floor and Entire Second Floor Flat and One Flat on the Fourth Floor and 50% Car Parking area on the Ground Floor and 50% Shop area on the Ground Floor of the proposed G+IV Storied building, as per sanction plan, to be sanctioned by the Kolkata Municipal Corporation.

-: THE SCHEDULE "C" ABOVE REFERRED TO :-

(Developer Allocation)

Developer Allocation shall mean remaining Flats on each and every Floors, Open Car Parking Space and Spaces, Shops on the Ground Floor, of the Proposed G+IV Storied building, as per sanction Building Plan to be sanctioned by the Kolkata Municipapl Corporation out side the Owner's Allocation.



District sub-Registrar-II

Alibota South 24 Parganas

23 APR 2021

- :: (10) :: -

IN WITNESS WHEREOF I, the Principal hereby subscribed my signature this the 23rd day of April Two Thousand and Twenty One (2021).

SIGNED, SEALED AND DELIVERED

In the Presence of :-

WITNESSES:

1. Sumita Ghosh
V/1/3 Vivekananda
Sarani Garia kol - 84

Soumen Ghosh

SIGNATURE OF THE PRINCIPAL

2.

MA MONOSA CONSTRUCTION
Simanta Saha.
Proprietor

SIGNATURE OF THE ATTORNEY

Drafted & type by me :

BHASKAR MOZUMDER
Advocate

Alipore Police Court
Kolkata - 700027.



District sub-Registrar II
Alipore, South 24 Parganas
23 APR 2021

SP - 9101

	Thumb	1st finger	middle finger	ring finger	small finger
left hand					
right hand					



Soumen Ghosh

Name..... SOUMEN GHOSH
 Signature..... Soumen Ghosh

	Thumb	1st finger	middle finger	ring finger	small finger
left hand					
right hand					



Simanta Saha

Name..... SIMANTA SAHA
 Signature..... Simanta Saha

	Thumb	1st finger	middle finger	ring finger	small finger
left hand					
right hand					

PHOTO

Name.....
 Signature.....





[Signature]
District sub-Registrar-II

Alipore, South 24 Parganas

23 APR 2021



आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

सोमन घोष
NILMONY GHOSH

01/01/1967
Permanent Account Number
AODPG8877N

Soumen Ghosh
Signature



Soumen Ghosh



भारतीय विशिष्ट पहचान प्राधिकरण

भारत सरकार

Unique Identification Authority of India

Government of India

Enrollment No. : 0653/03022/00351

To
Soumen Ghosh

12/08/2011

S/O Nilmoni Ghosh
Sisir Sadan
V 1/3, Vivekananda Sarani
Near Havenn School
Garia
Kolkata
South Twenty Four Parganas,
West Bengal - 700084
9143003112



KA549686265FH

54968626



आपका आधार क्रमांक / Your Aadhaar No. :

9107 3292 5735

मेरा आधार, मेरी पहचान



भारत सरकार
Government of India



Soumen Ghosh

DOB: 01/01/1967

Male

9107 3292 5735



मेरा आधार, मेरी पहचान

Soumen Ghosh

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

SIMANTA SAHA

BADAL PRASAD SAHA

12/01/1974

Permanent Account Number
CFJPS0774P

Simanta Saha

Signature



Simanta Saha



भारत सरकार
GOVERNMENT OF INDIA



সীমান্ত সাহা
Simanta Saha
পিতা : বাদল প্রসাদ সাহা
Father : BADAL PRASAD SAHA
জন্ম সাল / Year of Birth : 1974
পুরুষ / Male



9722 4348 8487

আধার - সাধারণ মানুষের অধিকার



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ঠিকানা:
ভি ২৫/৪, বিবেকানন্দ পার্ক,
কোলকাতা, গারিয়া, দক্ষিণ ২৪
পরগানা, পশ্চিমবঙ্গ, 700084

Address:
V 25/4, VIVEKANANDA
PARK, Kolkata, Garia, South
Twenty Four Parganas, West
Bengal, 700084

1947
1900 182 1947

neid@uidai.gov.in

www.uidai.gov.in

P.O. Box No 1947
Bengaluru-560 001

Simanta Saha

Major Information of the Deed

Deed No :	I-1602-04124/2021	Date of Registration	23/04/2021
Query No / Year	1602-8000837434/2021	Office where deed is registered	
Query Date	23/04/2021 11:30:54 AM	1602-8000837434/2021	
Applicant Name, Address & Other Details	BHASKAR MOZUMDER Thana : Alipore, District : South 24-Parganas, WEST BENGAL, Mobile No. : 9903936068, Status : Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
Rs. 2/-	Rs. 64,77,102/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 50/- (Article:48(g))	Rs. 39/- (Article:E, M(b),)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 160204113/2021 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Bansdrani, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Gostatala, ,
 Premises No: 176, , Ward No: 111 Pin Code : 700084

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu	6 Katha 6 Sq Ft	1/-	63,87,102/-	Width of Approach Road: 25 Ft., Adjacent to Metal Road, , Project Name :
Grand Total :				9.9138Dec	1 /-	63,87,102 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	300 Sq Ft.	1/-	90,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 300 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		300 sq ft	1 /-	90,000 /-	





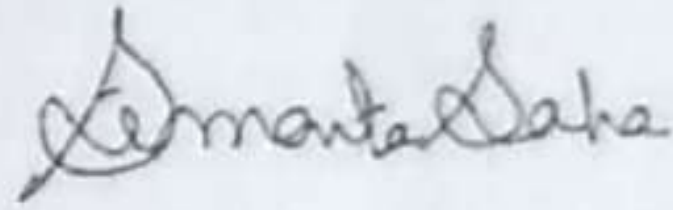
Principal Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr Soumen Ghosh Son of Late Nilmony Ghosh Executed by: Self, Date of Execution: 23/04/2021 , Admitted by: Self, Date of Admission: 23/04/2021 ,Place : Office			
	23/04/2021	LTI 23/04/2021	23/04/2021	
V-1/3, Kamdahari, P.O:- Garia, P.S:- Bansdrani, District:-South 24-Parganas, West Bengal, India, PIN - 700084 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AOxxxxxx7N, Aadhaar No: 91xxxxxxx5735, Status :Individual, Executed by: Self, Date of Execution: 23/04/2021 , Admitted by: Self, Date of Admission: 23/04/2021 ,Place : Office				

Attorney Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Ma Monosa Construction V-23/17, Vivekananda Park, P.O:- Garia, P.S:- Bansdrani, District:-South 24-Parganas, West Bengal, India, PIN - 700084 , PAN No.:: CFxxxxxx4P,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative			

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr Simanta Saha (Presentant) Son of Mr Badal Prasad Saha Date of Execution - 23/04/2021, , Admitted by: Self, Date of Admission: 23/04/2021, Place of Admission of Execution: Office			
	Apr 23 2021 12:32PM	LTI 23/04/2021	23/04/2021	
T/98, Kamdahari Subhash Pally, P.O:- Garia, P.S:- Bansdrani, District:-South 24-Parganas, West Bengal, India, PIN - 700084; Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: CFxxxxxx4P, Aadhaar No: 97xxxxxxx8487 Status : Representative, Representative of : Ma Monosa Construction (as Proprietor)				

Identifier Det
Name
Mr BHASKAR
Son of Mr NIKHIL
ALIPORE POLICE



Identifier Details :

Name	Photo	Finger Print	Signature
Mr BHASKAR MOZUMDER Son of Mr NIKHIL MAJUMDER ALIPORE POLICE COURT, P.O:- ALIPORE, P.S:- Alipore, District:-South 24 -Parganas, West Bengal, India, PIN - 700027			<i>Bhaskar Mozumder</i>
	23/04/2021	23/04/2021	23/04/2021

Identifier Of Mr Soumen Ghosh, Mr Simanta Saha

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr Soumen Ghosh	-9.91375 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mr Soumen Ghosh	-300.00000000 Sq Ft



Endorsement For Deed Number : I - 160204124 / 2021

On 23-04-2021

Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 48 (g) of Indian Stamp Act 1899.

Presentation(Under Section 52 & Rule 22A(3) 46(1),W.B. Registration Rules,1962)

Presented for registration at 11:58 hrs on 23-04-2021, at the Office of the D.S.R. -I I SOUTH 24-PARGANAS by Mr Simanta Saha ,.

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 64,77,102/-

Admission of Execution (Under Section 58, W.B. Registration Rules, 1962)

Execution is admitted on 23/04/2021 by Mr Soumen Ghosh, Son of Late Nilmony Ghosh, V-1/3, Kamdahari, P.O: Garia, Thana: Bansdrani, , South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by Profession Business

Indetified by Mr BHASKAR MOZUMDER, , , Son of Mr NIKHIL MAJUMDER, ALIPORE POLICE COURT, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

Admission of Execution (Under Section 58, W.B. Registration Rules, 1962) [Representative]

Execution is admitted on 23-04-2021 by Mr Simanta Saha, Proprietor, Ma Monosa Construction, V-23/17, Vivekananda Park, P.O:- Garia, P.S:- Bansdrani, District:-South 24-Parganas, West Bengal, India, PIN - 700084

Indetified by Mr BHASKAR MOZUMDER, , , Son of Mr NIKHIL MAJUMDER, ALIPORE POLICE COURT, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 39/- (E = Rs 7/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 39/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 50/- and Stamp Duty paid by Stamp Rs 50/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 806956, Amount: Rs.50/-, Date of Purchase: 19/04/2021, Vendor name: Samiran Das



Samar Kumar Pramanick
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. -I I SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1602-2021, Page from 180761 to 180781

being No 160204124 for the year 2021.



Sa

Digitally signed by SAMAR KUMAR PRAMANICK
Date: 2021.04.27 13:20:23 +05:30
Reason: Digital Signing of Deed.

(Samar Kumar Pramanick) 2021/04/27 01:20:23 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - I I SOUTH 24-PARGANAS
West Bengal.



(This document is digitally signed.)